



59

Wrexham || LL12 8BY

£295,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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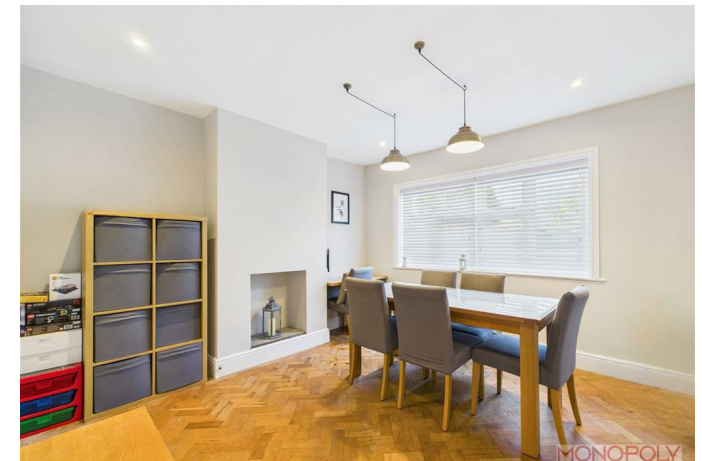


# 59

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Situated on the ever-popular Box Lane is this attractive three-bedroom semi-detached family home, beautifully combining characterful features with thoughtful modern upgrades. The property offers well-proportioned accommodation throughout, beginning with an entrance porch and welcoming hallway, a cosy living room with log burner, a separate dining room, and a contemporary kitchen — all providing excellent ground-floor living space. To the first floor, a generous landing leads to three well-sized bedrooms and a stylish four-piece family bathroom complete with underfloor heating. Externally, the property benefits from a driveway to the front and extending along the side of the home, providing ample off-road parking and access to a detached garage. The rear garden is pleasantly arranged, offering a peaceful space to relax and enjoy. Box Lane is a highly sought-after road within the desirable Acton area of Wrexham, known for its well-regarded schools, tree-lined streets, and strong sense of community. A wide range of local amenities are within walking distance, including shops, cafés, Acton Park, and scenic countryside walks. The location also provides excellent transport links, with easy access to the A483, Chester bus routes, and Wrexham city centre.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED ON SOUGHT AFTER BOX LANE
- ENTRANCE PORCH AND HALLWAY
- TWO RECEPTIONS - LIVING AND DINING ROOM
- MODERN FITTED KITCHEN
- SPACIOUS LANDING AREA WITH ACCESS TO LOFT
- FOUR-PIECE BATHROOM WITH UNDER-FLOOR HEATING
- CHARACTER FEATURES
- DRIVEWAY AND DETACHED GARAGE
- PLEASANT GARDEN TO REAR





### Entrance Porch

Composite door with glazed side panels either side leads into the entrance hall with vinyl flooring and wooden glazed door leading into entrance hall.

### Entrance Hall

Under-stairs storage cupboard with power and window to side. Original parquet flooring, ceiling light point, panelled radiator, stairs to first floor, doors to living room, dining room and kitchen.

### Living Room

Wooden double glazed bay window to the front elevation. Log burner set on a patterned tiled hearth and brick surround. Original parquet flooring, recessed LED lighting and panelled radiator.

### Dining Room

Wooden double glazed window to rear elevation. Feature alcove, original parquet flooring, recessed LED lighting, two pendant lights and panelled radiator.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include under-counter fridge, freezer, electric oven, gas hob, tiled splash back and extractor above. Space for washing machine and tumble dryer. 1.5 stainless steel sink unit with mixer tap above. Wall mounted combination boiler, tiled flooring, recessed LED lighting, panelled radiator, three double glazed wooden windows to the side, rear and a composite door to the rear garden.

### Landing Area

Frosted double glazed wooden window to the side elevation, access to loft with pull down ladder, carpet flooring, ceiling light point, doors to three bedrooms and bathroom.

### Bedroom One

Wooden double glazed bay window to the front elevation. Ceiling light point, two wall lights, carpet flooring and panelled radiator.

### Bedroom Two

Wooden double glazed window to the rear elevation, ceiling light point, panelled radiator and carpet flooring.

### Bedroom Three

Wooden double glazed window to the front elevation, carpet flooring, panelled radiator and ceiling light point.

### Family Bathroom

Modern four-piece bathroom comprising low-level WC, wash hand basin with towel rail, enclosed shower cubical with mains shower and freestanding roll-top bath with traditional chrome mixer taps set on decorative claw feet. The bathroom has the added benefit of under-floor heating and a heated traditional towel rail. The room is finished with tiled flooring, extractor, brick-style splash-back, recessed LED, wooden double glazed frosted windows to the side and rear elevations.

### Garage and Garden Store

Detached brick built garage with additional garden store to the rear with additional access door. Double timber gates for access to garage, power, lighting and window to the side.

### Outside

To the front there is a decorative stone driveway with raised planters and paved area leading to entrance porch. A tarmac driveway runs alongside the property leading to the garage. The rear garden area is mainly laid to lawn with established trees and shrubberies. To the borders









are fence panels and hedging. Additionally the garden boasts mains lighting along the fencing and surrounding the garden, outside tap and hard-wired CCTV and security system. The garden offers a good degree of privacy.

#### **Additional Information**

The present owners have maintained and improved the property to include the following: The combination boiler was installed in 2022, there has been new loft insulation added, a new bathroom was fitted with under-floor heating and made bigger, new front door along with paving, and general decoration. The property is fitted with hard-wired security and CCTV. The garage has a separate electric board and has had a new roof installed. The loft is boarded partially and there is a ladder for access.

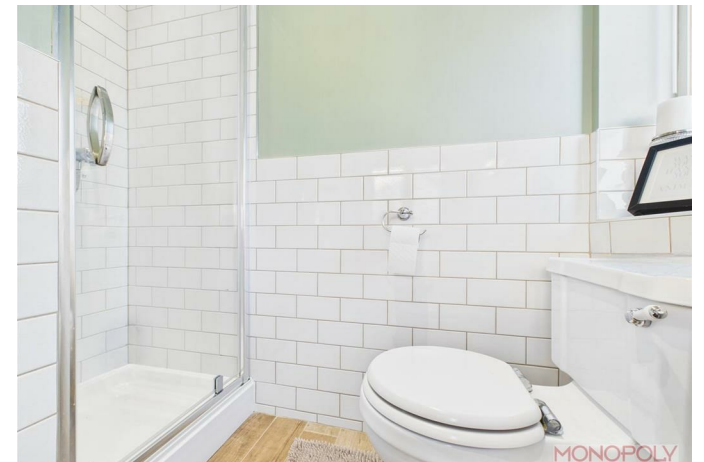
#### **Important Information**

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

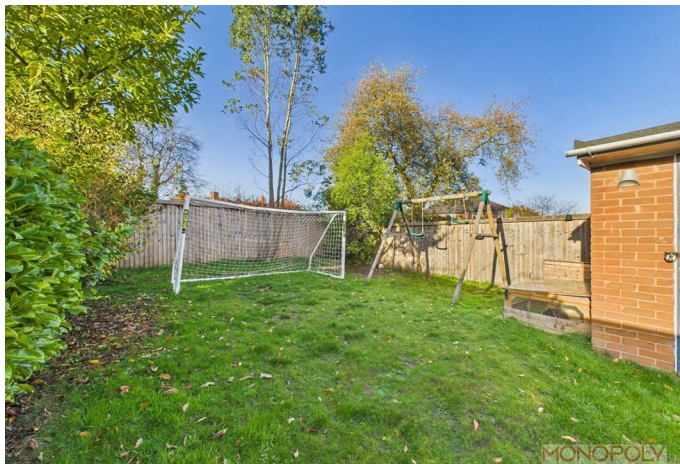
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.















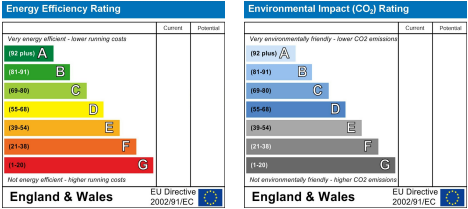
Approximate total area<sup>(1)</sup>  
1082 ft<sup>2</sup>  
100.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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